

Applicant and Project Details

Complete this page and the relevant Sections that apply to your proposed development.

Applicants' Details

Name: (must be the same as the DA form)	BUILDING APPROVAL SOLUTIONS on behalf of GRAEME & CAROLINE FAULKNER (owners)
Address: (must be the same as the DA form)	PO Box 667, ROUND CORNER NSW 2158
Phone Number:	8853 9400
Email Address:	reception@buildingapprovalolutions.com.au

Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	LOT 41, SECTION 6 DP 6462
Unit No: House No: Street: Suburb: Postcode:	37 POWDERWORK ROAD NORTH NARRA BEEN NSW 2101

Project Details

Description of proposed development:	- REPLACEMENT OF EXISTING DECK - SWIMMING POOL
Structures to be demolished:	- DECK

Applicant Declaration

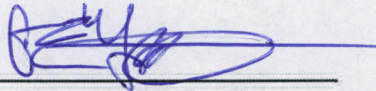
I declare that:

1. This plan has been completed in accordance with the Waste Management Guidelines
2. To the best of my knowledge, the details on this form are accurate and correct

I understand that:

1. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, NSW Environment Protection Authority or WorkCover NSW.
2. A bond in accordance with Council's fees and charges may apply to this development and must be paid to Council prior to any works commencing.
3. The bond will only be refunded when Council is satisfied that all waste outlined in this plan has been managed as per the plan, and evidence such as photos, receipts and statutory declarations must be supplied where appropriate.

Signature of Applicant: _____



Date: _____

15.5.19

Section 1 – Demolition

This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION					
	<i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>					
	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of Waste Material	Estimated Volume (m ³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)		OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material						
Garden Organics						
Bricks					OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles						
Concrete						
Timber	1 m ³			✓		
Plasterboard						
Metals						
Asbestos						
Other waste (please specify)						
Estimated Total % Recovered						

Refer to the estimation tables in 'Chapter 1 – Demolition' of the Guidelines for assistance in completing this table.

Section 1 – Demolition

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
<p>A site plan showing:</p> <ul style="list-style-type: none">• The structures to be demolished.• Storage areas for waste to be reused, recycled, or disposed of.• Materials storage (if the development also includes construction)	<input checked="" type="checkbox"/>
<p>The table on the previous page, completed in accordance with 'Chapter 1 – Demolition' in the guidelines.</p>	<input checked="" type="checkbox"/>

Section 2 – Construction

This section must be completed in accordance with 'Chapter 2 – Construction' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION <i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>					
	REUSE AND RECYCLING (MOST FAVOURABLE)			DISPOSAL (LEAST FAVOURABLE)		
Types of Waste Material	Estimated Volume (m ³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Specify recycling outlet (RO) ✓ Specify Waste Transport Contractor (WTC)	OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)		
* Please specify			WTC	RO	WTC	LS
Excavated Material	12 m ³	FILLING & LEVELING				
Garden Organics						
Bricks					OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles						
Concrete						
Timber*						
Plasterboard						
Metals*						
Asbestos						
Other waste*						
Estimated Total % Recovered						

Refer to the estimation tables in 'Chapter 2 – Construction' of the Guidelines for assistance in completing this table.

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
<p>A site plan showing:</p> <ul style="list-style-type: none"> • The structures to be demolished. • Potential storage areas for waste to be reused, recycled, or disposed of. • Materials storage 	<input checked="" type="checkbox"/>
<p>The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.</p>	<input checked="" type="checkbox"/>

Section 3 – On-going waste management for one or two dwellings

This section is to be completed in accordance with 'Chapter 3 – On-going waste management for one or two dwellings' of the Waste Management Guidelines.

Type of development: Deck & Pool

Number of dwellings: _____

N / A

WMP Checklist

Do your architectural and landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 3.2.)	<input type="checkbox"/>
Waste Storage Area location requirements (Chapter 3.3.)	<input type="checkbox"/>

Section 4 – On-going waste management for three or more dwellings

This section is to be completed in accordance with 'Chapter 4 – On-going waste management for three or more dwellings' of the Waste Management Guidelines.

Type of development: _____

Number of dwellings: _____

N/A

WMP Checklist and Applicant Declaration

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 4.2.)	<input type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 4.3.)	<input type="checkbox"/>	-
Pathway, access and door requirements (Chapter 4.4.)	<input type="checkbox"/>	-
Clean-up waste requirements (Chapter 4.5.)	<input type="checkbox"/>	<input type="checkbox"/>
Kerbside (on-street) waste collection requirements (Chapter 4.6.)	<input type="checkbox"/>	<input type="checkbox"/>
On-site (off-street) waste collection requirements (Chapter 4.7.)	<input type="checkbox"/>	<input type="checkbox"/>

Section 5 – On-going waste management for non-residential and mixed use developments

This section is to be completed in accordance with 'Chapter 5 – On-going waste management for non-residential developments' and 'Chapter 6 – On-going waste management for mixed use developments' of the Waste Management Guidelines.

Type of development: _____

Number of commercial premises: _____

Number of Waste Storage Areas: _____

WMP Checklist

N / A

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 5.2.)	<input type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 5.3.)	<input type="checkbox"/>	-

Section 6 – Private roadway developments

This section is to be completed in accordance with 'Chapter 7 – Private roadway developments' of the Waste Management Guidelines.

Type of development: _____

Number of dwellings: _____

(Only applicable for sub-divisions)

N/A

WMP Checklist and Applicant Declaration

Do your sub-division plans include the following:	Applicant Tick	N/A
Council's waste vehicle design requirements (Chapter 7.2.)	<input type="checkbox"/>	<input type="checkbox"/>
Waste Storage Area requirements (Chapter 7.3.)	<input type="checkbox"/>	<input type="checkbox"/>

SUBJECT : PROPOSED SWIMMING POOL AND DECK

LEGEND:

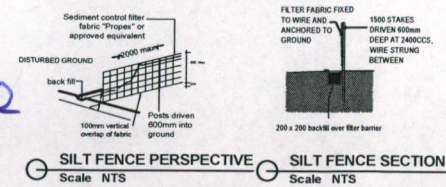
	BOUNDARY LINE	FPL- FINISHED PAD LEVEL
	SEDIMENT CONTROL FENCE	FDL- FINISHED DECK LEVEL
	EXISTING	FCL- FINISHED COPING LEVEL
	PROPOSED SWIMMING POOL (ABOVE GROUND STYLE)	CONCRETE PAVING
	PROPOSED TIMBER DECK	HANDRAILS AND BALUSTRADES
	SEWER LINE	POOL SAFETY BARRIER
	LOCATION OF FILTER BOX	
	POOL FENCE	

DECK NOTE:
PROPOSED DECK REPLACING EXISTING DECK TO USE EXISTING FOOTINGS HENCE NO IMPACT ON EXISTING TREE.
NEW DECK EXTENSION BEYOND EXISTING DECK TO HAVE STRIP FOOTINGS FOR LOW IMPACT ON EXISTING TREES.

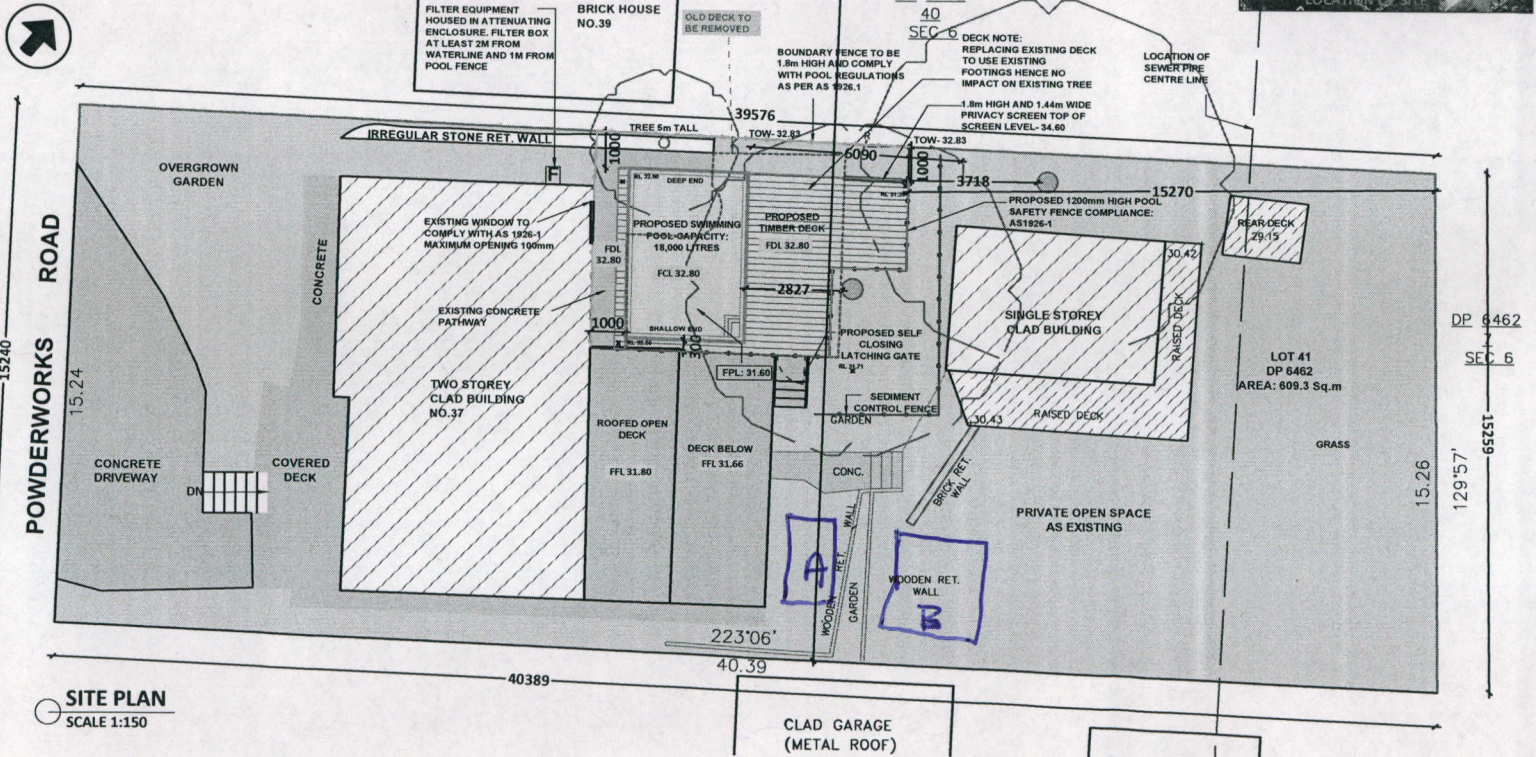
FENCE NOTE:
SELECTED SAFETY FENCE MAY VARY SLIGHTLY TO ENSURE COMPLIANCE WITH AS 1926-1

POOL NOTE:
POOL TO BE INSTALLED USING SPREAD FOOTINGS OR SHALLOW PIERS AS RECOMMENDED BY SUBMITTED GEOTECHNICAL REPORT DATED 24 FEB 2019 BY PETER THOMPSON FOR JACK HODGSON CONSULTANT PTY.LTD

NOTE:
PROPOSED POOL BARRIERS TO COMPLY WITH AS1926.1 & LOCAL COUNCIL REQUIREMENTS.



SITE CALCULATIONS (SQM)	
AREA OF SITE	609.30
FLOOR SPACE RATIO	33.10%
DOUBLE STOREY DWELLING : FLOOR AREA	176.16
SINGLE STOREY BUILDING : FLOOR AREA	25.54
GROSS/TOTAL FLOOR AREA	201.70
SITE COVERAGE	18.65%
DOUBLE STOREY DWELLING : LEVEL G	88.08
SINGLE STOREY BUILDING	25.54
TOTAL FOOTPRINT	113.62
LANDSCAPE COVERAGE	50.87%
COVERED DECK & CONCRETE	29.63
PROPOSED POOL	17.48
PROPOSED TIMBER DECK	21.77
CONCRETE PATHWAY	5.55
ROOFED OPEN DECK	19.12
DECK (BELOW)	20.67
RAISED DECK	14.96
REAR DECK	3.99
CONCRETE STEPS/SURFACES	10.00
DRIVEWAY	42.56
TOTAL HARDSURFACE AREA	185.73
TOTAL BUILDING + HARDSURFACE	299.35
TOTAL LANDSCAPE AREA	309.95



LEGEND:

FCL - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
FCL - FINISHED CEILING LEVEL	BW - BOTTOM OF WALL LEVEL
BCL - BOTTOM CEILING LEVEL	ZOI - ZONE OF INFLUENCE
FRL - FINISHED RIDGE LEVEL	BLD - EXTERNAL BUILDING LEVEL
GL - FINISHED GUTTER LEVEL	DK - FINISHED DECK LEVEL
FBL - FLOOR BOTTOM LEVEL	PAV - FINISHED PAVING LEVEL
TCL - TOP CEILING LEVEL	TIL - FINISHED TILE LEVEL
FGL - EXISTING GROUND LEVEL	TW - TOP OF WALL LEVEL
F - FILTER	
FPL - FINISHED POOL COPING LEVEL	
NCC - NATIONAL CONSTRUCTION CODE	

FOR APPROVAL PURPOSE ONLY

DRAWING ORIGINAL SIZE A3

DISCLAIMER
 • All work to be carried out with the Building Code of Australia, All Local and State Ordinances relevant to Australian Standards, local electricity, Water Regulations and all other relevant Authorities concerned.
 • All structural and drainage to be subject to Engineer's details or certification where required by the PCA. This shall include R.C. Slabs & footings & steel beams and columns, wind bracing to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs & drainage to the PCA's satisfaction.
 • All work to be carried out in a professional & workmanship manner according to the plans & specification.
 • Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
 • All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.
 • The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes.
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Project Name: PROPOSED SWIMMING POOL AND DECK

Client: FAULKNER
 Site: LOT 41 DP 6462
 37 Powderworks road,
 North Narrabeen NSW 2101

Drawing Title: SITE PLAN

Scale: AS NOTED Date: 21.03.2019 Checked: A.J. Authorised:

Designers / Architects / Drafters:



Building Drafting Solutions
 P.O. Box 667,
 Round Corner, Nsw 2158

info@buildingdraftingsolutions.com.au

North Point:



Job Reference:

FAULKNER

Sheet No:

02/04